



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 . TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

April 20, 2022

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Property Sale
4059 W. Davison, Detroit, MI 48238

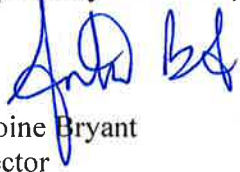
Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from 4059 W Davison Bldg LLC ("Purchaser"), a Michigan limited liability company, and subsidiary of EPIC Health LLC, a Michigan limited liability company, to purchase certain City-owned real property at 4059 W. Davison (the "Property"). The P&DD has entered into a purchase agreement with Purchaser, under the terms of the which, the Property will be conveyed to Purchaser for the purchase price of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00).

EPIC Health is a community health care system focused on providing affordable and accessible family health care services. They currently operate five primary care centers in the Metro-Detroit area, and wish to acquire the Property to rehabilitate the existing structure into their newest location. The Property is within a PD zoning district (Planned Development District). Generally, because of this zoning, the Purchaser's use of the property must be reviewed by the City Planning Commission ("CPC") before any construction or rehabilitation may be initiated, however as the proposed use is a continuation of the previous use as a medical center, a new review is not required. Purchaser's proposed use of the Property is consistent with the allowable uses for which the Property has been previously approved.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a quit claim deed and such other documents as may be necessary or convenient to effectuate a transfer of the Property by the City to 4059 W Davison Bldg LLC.

Respectfully submitted,



Antoine Bryant
Director

cc: Gail Fulton, Mayor's Office



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RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 4059 W. Davison, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 4059 W Davison Bldg LLC ("Purchaser"), for the purchase price of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Thirteen Thousand Five Hundred and 00/100 Dollars (\$13,500.00) shall be paid to the DBA from the sale proceeds, 2) Eleven Thousand Two Hundred Fifty and 00/100 Dollars (\$11,250.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) as well as any taxes and assessments which have become a lien on the Property; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel

S DAVISON W ALL THAT PT OF 1/4 SEC 12 TTAT DESC AS FOLS: BEG AT A PTE S LINE OF DAVISON AVE 120 FT WD & E LINE OF PETOSKEY AVE 60 FT WD; TH N 64D 44M 58S E 286.99 FT TO P.O.B.; TH N 64D 44M 58S E 250.14 FT; TH S 24D 39M 44S E 172.40 FT; TH S 64D 44M 58S W 248.50 FT; TH N 25D 12M 21S W 172.40 FT TO P.O.B. 14/--- 42,981 SQ FT .98671 ACRES

a/k/a 4059 W. Davison
Tax Parcel ID 14005424.001

Description Correct
Engineer of Surveys

By: _____
Basil Sarim
Sr. Associate Surveyor
City of Detroit/DPW, CED